

HETHERSET

General Information

This stage of the Development will contain a total number of fifty-nine units, including five different types, all grouped around three culs-de-sac. Each property will be fitted with a full gas-fired central heating system, designed by the Eastern Gas Board to provide guaranteed temperature in all rooms. A garage is included in the price and all equipment and fittings in the properties will be to the standards required by the National House Builders' Registration Council. A certificate providing a 10-year Guarantee against any major structural defects will be issued to each purchaser.

Briefly, the properties being included in the Scheme are as follows:

'Mayfield' Bungalow. A 2 bedroomed semi-detached bungalow of traditional style, with attractive elevations. (Total number: 8).

'Hastings' Bungalow. A 2 bedroomed semi-detached bungalow of interesting and unusual design with rather larger accommodation than the 'Mayfield'. (Total number: 14).

'Surrey' House. A 3 bedroomed semi-detached property with large open-plan lounge/dining room (L-shaped) and cloakroom. (Total number: 10).

'York' House. An unusual chalet-style property with lounge, built-in garage, ground floor bathroom and separate WC. One bedroom downstairs; 2 bedrooms and large store room upstairs. (Total number: 20).

'Arundel' House. An attractive detached property linked to the adjoining house by garage and containing cloakroom, large lounge, separate dining room, 3 bedrooms, (2 with built-in wardrobes). (Total number: 5).

The central heating system will provide an adequate number of radiators in every room and will be controlled by a thermostat and time clock. There is a communal television aerial system on the Estate, with a socket fitted in the lounge of each house. Ceilings throughout will be finished in 'Artex'-type material. All front areas will be grassed and landscaped, and double concrete drives will be laid to the garages. Woodwork will be finished in white gloss paint and plastered walls will be decorated with grey emulsion. All main services are connected to each dwelling.

Tenure

Each property will be sold on a 999 year lease with a 'peppercorn' ground rent. The lease will not be held by the developers, but by the 'Village Trust' and its main purpose is to help retain some overall control, which is designed to benefit the community as a whole.

Open Spaces

A large number of open grassed areas, recreational spaces and childrens' playgrounds are included in the Bar Hill Scheme and each resident will be required to pay a small annual contribution towards the upkeep of these areas.

Mortgages

Arrangements have been made with a number of leading National Building Societies to make maximum loans available to purchasers. Full details can be obtained from the Sole Agents, who will be happy to make the necessary loan arrangements.

A typical 95% loan on a 'Mayfield' bungalow would give the following figures:

<i>Deposit</i>	<i>Monthly repayments</i>	<i>Income needed</i>
£220	£33 12s 0d	about £30-£35 per week

In calculating the required income, regular amounts of overtime, commission and bonuses can be taken into account. If the applicant's wife, or fiancée, is in part or full-time employment, a portion of her income might also be included.

MONTHLY REPAYMENT TABLES (8½%)

<i>Amount borrowed</i>	<i>20 years</i>	<i>25 years</i>	<i>30 years</i>
£100	17 7	16 3	15 6
£500	£4 7 11	£4 1 3	£3 17 6
£1000	£8 15 10	£8 2 6	£7 15 0
£3000	£26 7 6	£24 7 6	£23 5 0
£4000	£35 3 2	£32 10 0	£31 0 0

Note: Considerable income tax relief is obtained on mortgage interest and the above figures do not take this into account.

VIEWING: By appointment with the SOLE AGENTS: **DOUGLAS L JANUARY & PARTNERS**

7-8 DOWNING STREET CAMBRIDGE
Telephone Cambridge 63291 (12 lines)

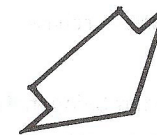
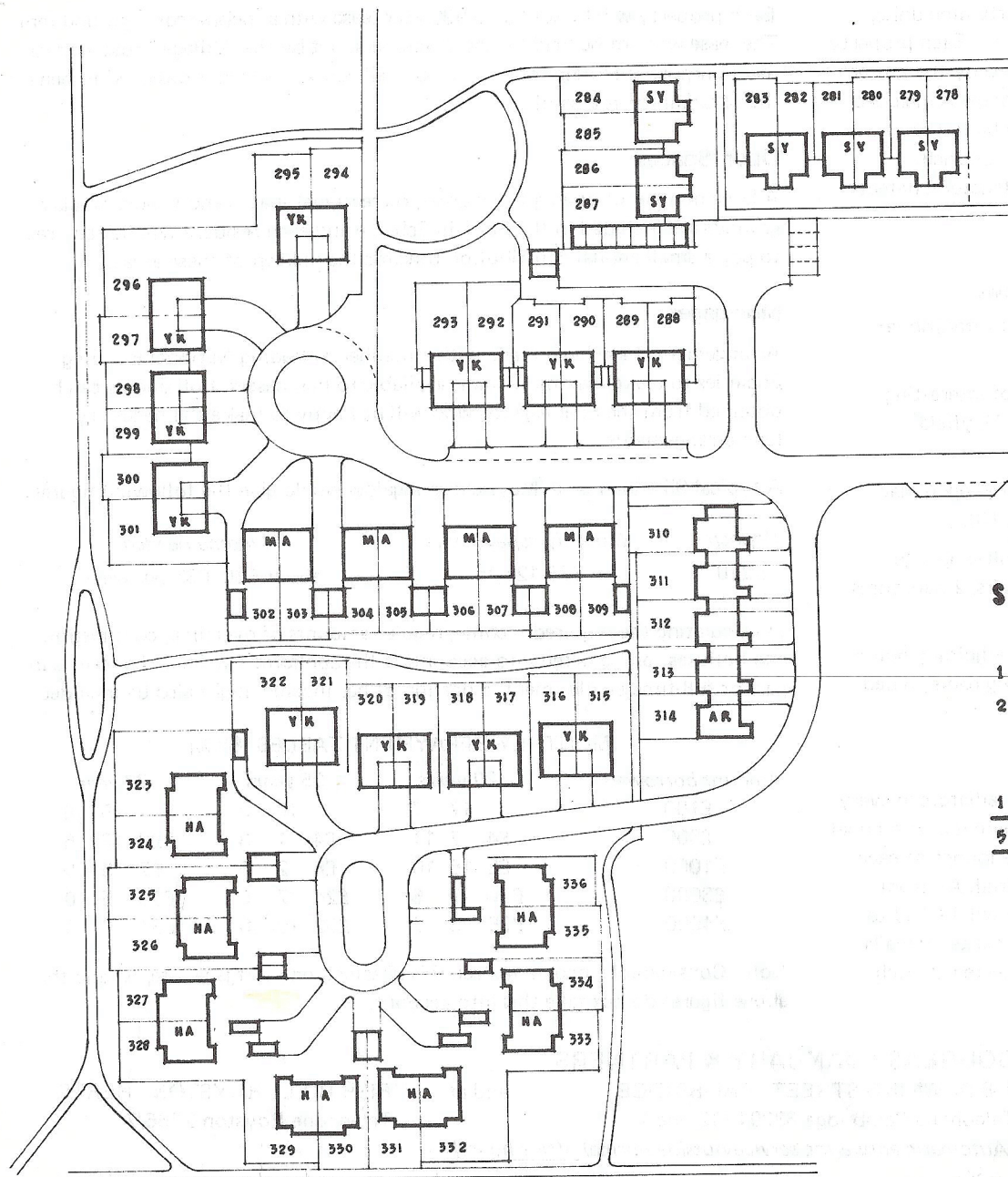
(Automatic answering service outside normal office hours)

and at **FISH HILL ROYSTON HERTS.**
Telephone Royston 2366/7

or at

SITE OFFICE (open weekends) Telephone Crafts Hill 351

HETHERSETT — Phase 1



SCHEDULE OF PROPERTIES

10	Nº	SURREY	SY
22	Nº	YORK	YK
8	Nº	MAYFIELD (S. ASPECT) . .	MA
5	Nº	ARUNDEL	AR
14	Nº	HASTINGS	HA
59	Nº	TOTAL .	

SITE LAYOUT

SCALE :- 1/1250